

TO: Planning Commission

FROM: Courtney Damkroger

SUBJECT: HISTORIC LANDMARKS COMM DATE: 07-03-03
RECOMMENDATION ON
DOWNTOWN DESIGN GUIDELINES

Approved

Date

The Historic Landmarks Commission voted (7-0) at their July 2, 2003 meeting to recommend that the City Council/Redevelopment Agency Board approve the adoption of the Downtown San Jose Historic District Design Guidelines.

This item was deferred from the June 25, 2003 Planning Commission meeting to first allow Historic Landmarks Commission consideration prior to Planning Commission action. The comments from the Historic Landmarks Commission, staff and members of the public are summarized below.

- ✍ Delores Mellon, representing the Redevelopment Agency, noted changes and modifications reflected in the most current version of the guidelines. The Redevelopment Agency will add additional materials to the materials section on page 72 of the design guidelines. They are to include limestone, plaster, cast stone, and concrete.
- ✍ Judith Henderson, representing Preservation Action Council of San Jose, reviewed the comments included in their letter dated July 1, 2003 to the Historic Landmarks Commission. She had additional comments or questions regarding a subjective comment on remodels (page 22), the use of used brick (page 27), the last sentence for rooftop additions (page 29), and incorporation of definitions for various designations and nomination procedures. She also encouraged the initiation of the process to designate the Downtown Commercial District as a City Landmark District.
- ✍ The Commission thanked staff for their effort and hard work on the guidelines. Various Commissioners had comments or questions regarding the Guidelines adoption process, public outreach, anticipated life expectancy of the guidelines, and follow up clarification on PAC-SJ comments. They requested staff to address the PAC-SJ comments.
- ✍ Ms. Mellon reviewed each of the PAC-SJ comments and noted that all of the comments were acceptable with the exception of "Page 25 & 27", regarding use. Staff clarified that these guidelines are not intended to address land use issues, but are attempting to adequately address the types of design issues expected due to the anticipated or desired land uses.

- ✍ The Historic Landmarks Commission voted unanimously (7-0) to recommend approval of the Downtown San Jose Historic District Design Guidelines incorporating the comments of PAC-SJ, with the exception of those on pages 25 and 27. The HLC action did not act on the designation as a City Landmark District.

Courtney Damkroger
Historic Preservation Officer
Department of Planning, Building & Code Enforcement